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1501_79 Gray's Inn Road

LIFETIME HOMES STATEMENT

This document has been produced to support a Planning and Listed Building application for proposed refurbishment and alteration works at 79 Gray's Inn Road. This should be read in conjunction with all drawings and the Heritage Statement produced by The Heritage Practice, which is also submitted as part of this application

The planning application is for a change of use from Office (Class B1) to Residential (Class C3) at ground floor of part of an existing building in the Bloomsbury Conservation Area.

Unfortunately, the constraints imposed by a Grade II Listed building limit the ability for the proposed flat to be fully compliant with the Lifetimes Homes standards. It is not considered feasible to provide for full wheelchair accessibility, due to the stepped entrance into the proposed dwelling.

1. Car parking width.

No parking provision will be made

2. Access from Car parking.

No parking provision will be made, however, on street parking for local residents is available in the surrounding streets: 7 spaces in close proximity on Elm Street, and 4 spaces on Northington, Brownlow Mews and Roger Street. Blue badge disabled parking is directly on the street outside.

3. Approach gradients

The existing pavement is 2.1m wide, and gently sloped towards the road. Due to the listed nature of the building, and available external space, there is no proposal to provide a ramp.

4. Entrance

a. Lighting

Existing exterior light to be retained. The road also benefits from street lamps

b. Step

The original entrance has a 190mm concrete step at the main door

5. Communal stairs and lifts.

The existing vertical circulation will remain as existing.

6. Doorways and hallways

Entrance door

The clear opening of the existing front door is 877mm, which is in compliance with the 800mm stipulated by Lifetime Homes criteria. However, level access is not possible.

Internal entrance to new flat

Entrance to the ground floor flat from the entrance hallway is permitted through a 826mm wide door. All other door openings will remain as existing.

7. Wheelchair accessibility

The living room, kitchen/diner are all adequate size to provide a 1500 mm diameter turning circle. The bedroom could accommodate a 1500 mm circle with a single bed layout or a variation of the current double bed layout. However, level access is not provided into the building.

8. Living room

The flat will be on one level

9. Entrance level bed space

All three main rooms of the ground floor are sufficiently large to provide bed space accommodation temporary or permanent basis.

10. Entrance level WC & shower drainage

The overall size of the existing bathroom can accommodate future changes to become a wheelchair accessible WC if required

11. Bathroom & WC walls

Existing wall are capable of taking the necessary adaptations to install handrails.

12. Stair lifts/ through floor lifts

There is no vertical circulation within the flat.



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13. Track hoist route

Due to the listed nature of the building, and the historic structure, it is not proposed to provide a track hoist

14. Bathroom layout

The bathroom is in accordance with the design criteria.

15. Window specification

The Living Room glazing height is 580 mm. Replacement conservation style timber sash windows will be installed to match existing; and therefore, all dimensions, openings, and locks will be in line with the historic precedent.

16. Controls, fittings and fixtures

All new sockets and switches will be located in line with the current Building Regulations